

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

Docket

September 29, 2004

The Smithfield Zoning Board of Review meeting will be held on Wednesday September 29, 2004, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications for a special permit under the Zoning Ordinance.

I. Communications

II. Old Business

03-010

Continued Hearing for The First Church of God as applicant and owner of property located at 60 Limerock Road, listed as Lots 43, 43B, and 43C on Assessor's Plat 45, is seeking a Special use Permit from Section 4.3.D.2 Table of Uses and Section 4.4.D.2 Church and Other Places of Worship, to construct a church in an R-80 District under the Zoning Ordinance.

03-015

Continued hearing for Leonard G. King, Jr./L.G. King Properties, LLC as applicant and owner of property located at 34-37 Lark Industrial Parkway, listed as Lot 11 on Assessor's Plat 43, is seeking a special use permit under Section 3.7 Existence by Special Use Permit and Section 4.5 Dimensional Relief by Special Use Permit to deviate from Section 5.4 Table 1 Dimensional Regulations front yard setback and an Amendment of a Previously Granted Resolution to construct a 9,600 square foot addition to an existing building under the Zoning Ordinance.

04-030

Chad Sirois as applicant and owner of property located at 307 Farnum Pike, listed as Lot 56 on Assessor's Plat 46, is seeking a special use permit from Section 4.3.H.1 and Section 4.4.H.A (2) (5) (7) Storage of Flammable Materials, and Variances to deviate from Section 4.5

Dimensional Relief by Special Use Permit, Section 5.3.4 Buffers, and Section 5.4 Table 1 Dimensional Regulations side yard setback to install a mobile propane storage container in a Light Industrial District under the Zoning Ordinance.

04-047

Racing Reality as applicant and Ronald Tommelini as owner of property located at 17 Industrial Drive, listed as Lot 163 on Assessor's Plat 49, are seeking a Special Use Permit from Section 4.3.I.2 and Section 4.4.I.2 Trade Establishments to allow warehousing and maintenance of racing cars, located in an Industrial District under the Zoning Ordinance.

III. Public Hearing

04-064

Joanne Antonucci as applicant and owner of property located at 3 Tunmore Road, listed as Lot 144F on Assessor's Plat 10, is seeking a variance to deviate from Section 5.4 Table 1, front yard setback, rear yard setback and side yard setback to construct an addition, located in an R-20 District under the Zoning Ordinance.

04-065

Antonio & Anna Gargaro, Trustees as applicants and owners of property located at Mowry Road and West Prospect Street, listed as Lots 120A and 120B on Assessor's Plat 10, are seeking a variance to deviate from Section 3.11.D.2 Merger of Multiple Nonconforming Lots of Record in Residential Zones minimum lot area for Lot 120A and to reestablish a pre-existing lot line in an R20 District under the Zoning Ordinance.

04-066

Russell G. & Norma Straight as applicants and owners of property located at 8 Domin Avenue, listed as Lots 15 and 16 on Assessor's Plat 22, are seeking a Variance to deviate from Section 3.11.D.2 Merger of Multiple Nonconforming Lots of Record in Residential Zones minimum lot frontage and lot area for Lot 16 and to reestablish a pre-existing lot line in an R20 District under the Zoning Ordinance.

04-067

Paul J. & Sharon L. Caine as applicants and owners of property located at 80 Mann School Road, listed as Lot 12 on Assessor's Plat 46, are seeking a variance to deviate from Section 5.4 Table 1 Dimensional Regulations frontage and lot width to subdivide the existing lot into two lots in an R-80 District under the Zoning Ordinance.

04-068

Eric J. Hall as applicant and owner of property located at 160 Mann School Road, listed as Lot 65 on Assessor's Plat 47, is seeking a Variance to deviate from Section 5.3.4 Buffers, to construct a single-family dwelling in an R-80 District under the Zoning Ordinance.

04-069

Lynette Kelly as applicant and owner of property located at Greenlake Drive, listed as Lot 42K on Assessor's Plat 5, is seeking a Variance to

deviate from Section 5.4 Table 1 Dimensional Regulations front yard setback, to construct a single-family dwelling in an R-20 District under the Zoning Ordinance.

04-070

Steven Tillinghst as applicant and owner of property located at 4 Appletown Road, listed as Lot 17 on Assessor's Plat 44A, is seeking a Variance to deviate from Section 6.2.1B Accessory Uses to construct a shed in an R-20 District under the Zoning Ordinance.

04-071

Cortland Place II, LLC as applicant and Norman Realty Corporation. as owner of property located at 20-24 Austin Avenue, listed as Lot 12A on Assessor's Plat 44, are seeking Special Use Permits from Section 3.7 Existence by Special Use Permit, Sections 4.3.B.5.B and 4.4.B.5.B Congregate Housing, Life-Care Facility or Nursing Home, and variances to deviate from Sections 4.3.B.5.D and 4.4.B.5.D Congregate Housing, Life-Care Facility or Nursing Home, Section 4.4.B.7A Dwelling, Multi Family and Section 5.4 Table 1 Dimensional Regulations Maximum Height and Section 5.3.4 Buffers to construct a sixty (60) unit elderly life-care facility in an R-20 District under the Zoning Ordinance.

04-072

Brian Van Gorden as applicant and owner of property located at 379 Farnum Pike, listed as Lot 130 on Assessor's Plat 49, is seeking a variance to deviate from Section 5.4 Table 1 Dimensional Regulations side yard setback to construct an addition in an R80 District under the Zoning Ordinance.

04-073

Dennis & Ann Wilding as applicants and owners of property located at 29 Fenwood Avenue, listed as Lot 14 on Assessor's Plat 24, are seeking a special use permit and a variance to deviate from Section 4.3.A.4 and Section 4.4.A.4 Animal Raising, Non-Commercial, Outdoor in order to maintain animals in an R20 District under the Zoning Ordinance.

IV. Other Business

V. hDeliberations

VII Adjournment

Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the

Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:

233-1039 VOICE

1-800-745-5555 TTY